

ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending Seattle Municipal Code Sections 23.49.178, 23.66.122, and 23.84A.038, to encourage the development of a streetcar maintenance base integrated with housing or hotel in the Pioneer Square Preservation District.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.49.178 of the Seattle Municipal Code, which Section was last amended by Ordinance 112519, is amended as follows:

23.49.178 Pioneer Square Mixed, structure height.

A. Maximum structure height shall be as designated on the Official Land Use Map, Chapter 23.32.

B. Rooftop features may be permitted according to the provisions of Section 23.66.140.

C. In the one hundred (100) foot height district, no structure shall exceed by more than fifteen (15) feet the height of the tallest structure on the block or the adjacent block front(s), to a maximum of one hundred (100) feet((-)); provided that a structure integrating a streetcar maintenance base at street level may attain a maximum height of one hundred thirty (130) feet provided that the structure has, in residential or hotel use, gross floor area equivalent to the gross floor area in the structure above one hundred (100) feet.

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Section 2. Section 23.66.122 of the Seattle Municipal Code, which Section was last amended by the ordinance introduced as C.B. 115746, is amended as follows:

23.66.122 Prohibited Uses

A. The following uses are prohibited in the entire Pioneer Square Preservation District as both principal and accessory uses:

Retail ice dispensaries;

Plant nurseries;

1 Frozen food lockers;
2 Animal shelters and kennels;
3 Animal health services;
4 Pet grooming;
5 Automotive sales and service, except gas stations located in parking garages;
6 Marine sales and service;
7 Heavy commercial services;
8 Heavy commercial sales;
9 Adult motion picture theaters;
10 Adult panorams;
11 Bowling alleys;
12 Skating rinks;
13 Major communication utilities;
14 Advertising signs and off-premises directional signs;
15 Transportation facilities, except passenger terminals, rail transit facilities, ~~((and))~~ parking
16 garages, and streetcar maintenance bases;
17 Outdoor storage;
18 Jails;
19 Work-release centers;
20 General and heavy manufacturing uses;
21 Solid waste management;
22 Recycling uses; and
23 High-impact uses.

24 * * *

25 Section 3. Subsection 7, “vehicle storage and maintenance,” of the definition of
26 “transportation facility” in Section 23.84A.038 of the Seattle Municipal Code, which Section
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was enacted by the ordinance introduced as C.B. 115746, is amended to add a definition of
“streetcar maintenance base” as follows:

23.84A.038 “T.”

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"Transportation facility" means a use that supports or provides a means of transporting
people and/or goods from one location to another. Transportation facilities include but are not
limited to the following:

* * *

7. "Vehicle storage and maintenance" means a use in which facilities for vehicle
storage and maintenance are provided. Vehicle storage and maintenance uses include but are
not limited to:

a. "Bus base" means a transportation facility in which a fleet of buses is
stored, maintained, and repaired.

b. "Railroad switchyard" means a vehicle storage and maintenance use in
which:

(1) Rail cars and engines are serviced and repaired; and

(2) Rail cars and engines are transferred between tracks and coupled
to provide a new train configuration.

c. "Railroad switchyard with a mechanized hump" means a railroad
switchyard that includes a mechanized classification system operating over an
incline.

d. “Streetcar maintenance base” means a transportation facility in which a
fleet of streetcars is stored, maintained, and repaired.

e. "Transportation services, personal" means a vehicle storage and maintenance use in which either emergency transportation to hospitals, or general transportation by car, van, or limousine for a fee is provided. Such uses generally include dispatching offices and facilities for vehicle storage and maintenance.

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Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provisions shall not affect the validity of any other provision.

Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2007, and signed by me in open session in authentication of its passage this ____ day of _____, 2007.

President _____ of the City Council

Approved by me this ____ day of _____, 2007.

Gregory J. Nickels, Mayor

Filed by me this ____ day of _____, 2007.

City Clerk

(Seal)